



TOWN OF EASTON
P.O. Box 520
Easton, Maryland 21601

July 10, 2013

Mayor Robert C. Willey and
Easton Town Council
14 South Harrison Street
Easton, Maryland 21601


Dear Mayor Willey and Town Council Members:

On Thursday May 16, 2013 the Easton Planning & Zoning Commission completed our review of the PUD application proposing to develop **Phase 2A of the Waterside Village Shopping Center**. The proposed site plan is as shown on plan sheet titled "*Phase 2A Overall Site Plan for Waterside Village PUD Amendment*" prepared by Lane Engineering, LLC. dated 12/10/12. The associated architectural representations for the project are shown in the document titled "*Waterside Village at Easton: Architectural Theme Book – Phase II Development*". **After review the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan.** The Commission also voted to recommend to the Town Council the following conditions of approval:

- 1) The architecture of the building to be built shall adhere to the Architectural Theme Book and shall be subject to the review and approval of the Planning Commission through the *Site Plan Review Process*.
- 2) Through the site plan review process, the Planning Commission may require enhanced landscape buffers (enhanced relative to that which is ordinarily required) between any public street and a parking lot(s). Enhanced landscaping may be accomplished using a combination of additional plant material, larger plant stock and/or grading. Such enhanced buffers shall not attempt to hide building entrances nor storefronts, rather the purpose is to buffer parked vehicles and where appropriate to break up the massing of larger buildings.
- 3) Façade plantings shall be provided in accordance with the landscaping standards set forth in *Article X* of the *Zoning Ordinance*.
- 4) The developer shall be required, when authorized by the Maryland State Highway Administration, to construct a traffic signal at the intersection of: Marlboro Avenue, MD. 33, and Easton Village Drive. Such improvements shall include appropriate pedestrian signals and crosswalks.

- 5) Prior to the issuance of a Use and Occupancy Certificate for the first building that is constructed in Phase 2 (A, B, C or D) the developer shall remove existing painted pavement markings along portions of Marlboro Avenue, Brooks Drive and Commerce Drive that were constructed as part of the Waterside Village Shopping Center, and replace them with thermoplastic pavement markings to be approved by the Town of Easton.

Sincerely,
Easton Planning and Zoning Commission


John Atwood, Chairman

cc: P&Z File
Peter Clelland, BET Investments, Inc.
Ryan Showalter, Miles & Stockbridge, P.C.
William Stagg, Lane Engineering, LLC.



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Dear Mayor Willey and Town Council Members:

On Thursday May 16, 2013 the Easton Planning & Zoning Commission completed our review of the PUD application proposing to develop **Phase 2B of the Waterside Village Shopping Center**. The proposed site plan is as shown on plan sheet titled "*Phase 2B Overall Site Plan for Waterside Village PUD Amendment*" prepared by Lane Engineering, LLC. dated 12/12/12. The associated architectural representations for the project are shown in the document marked "*Building 'Y' Architectural Theme*". **After review the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan.** The Commission also voted to recommend to the Town Council the following conditions of approval:

- 1) The location of Building 'Y' shall be shifted to the south and to the east relative to where it is shown on the above referenced plan, per the direction given by the Planning Commission at the 5/16/13 meeting. The proposed locations of other site improvements shall be reconfigured on the site accordingly.
- 2) The architecture of the building to be built shall be consistent with architectural renderings presented by the applicant and shall be subject to the review and approval of the Planning Commission through the *Site Plan Review Process*.
- 3) Through the site plan review process, the Planning Commission may require enhanced landscape buffers (enhanced relative to that which is ordinarily required) between any public street and a parking lot(s). Enhanced landscaping may be accomplished using a combination of additional plant material, larger plant stock and/or grading. Such enhanced buffers shall not attempt to hide building entrances nor storefronts, rather the purpose is to buffer parked vehicles and where appropriate to break up the massing of larger buildings.
- 4) Façade plantings shall be provided in accordance with the landscaping standards set forth in *Article X* of the *Zoning Ordinance*.

- 5) The developer shall be required, when authorized by the Maryland State Highway Administration, to construct a traffic signal at the intersection of: Marlboro Avenue, MD. 33, and Easton Village Drive. Such improvements shall include appropriate pedestrian signals and crosswalks.
- 6) Prior to the issuance of a Use and Occupancy Certificate for the first building that is constructed in Phase 2 (A, B, C or D) the developer shall remove existing painted pavement markings along portions of Marlboro Avenue, Brooks Drive and Commerce Drive that were constructed as part of the Waterside Village Shopping Center, and replace them with thermoplastic pavement markings to be approved by the Town of Easton.

Sincerely,
Easton Planning and Zoning Commission


John Atwood, Chairman

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Dear Mayor Willey and Town Council Members:

On Thursday May 16, 2013 the Easton Planning & Zoning Commission completed our review of the PUD application proposing to develop **Phase 2C of the Waterside Village Shopping Center**. The proposed site plan is as shown on plan sheet titled "Phase 2C Overall Site Plan *for Waterside Village PUD Amendment*" prepared by Lane Engineering, LLC. dated 2/28/13. The associated architectural representations for the project are shown in the document titled "*Waterside Village at Easton: Architectural Theme Book – Phase II Development*". **After review the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan.** The Commission also voted to recommend to the Town Council the following conditions of approval:

- 1) Architecture for all buildings shall adhere to the Architectural Theme Book and shall be subject to the review and approval of the Planning Commission through the *Site Plan Review Process*.
- 2) Through the site plan review process for each of the buildings proposed in Phase II, the Planning Commission may require enhanced landscape buffers (enhanced relative to that which is ordinarily required) between any public street and a parking lot(s). Enhanced landscaping may be accomplished using a combination of additional plant material, larger plant stock and/or grading. Such enhanced buffers shall not attempt to hide building entrances nor storefronts, rather the purpose is to buffer parked vehicles and where appropriate to break up the massing of larger buildings.
- 3) Façade plantings shall be provided along the fronts of all buildings consistent with the landscaping standards set forth in *Article X* of the *Zoning Ordinance*.
- 4) The developer shall be required, when authorized by the Maryland State Highway Administration, to construct a traffic signal at the intersection of: Marlboro Avenue, MD. 33,

and Easton Village Drive. Such improvements shall include appropriate pedestrian signals and crosswalks.

- 5) Prior to the issuance of a Use and Occupancy Certificate for the first building that is constructed in Phase 2 (A, B, C or D) the developer shall remove existing painted pavement markings along portions of Marlboro Avenue, Brooks Drive and Commerce Drive that were constructed as part of the Waterside Village Shopping Center, and replace them with thermoplastic pavement markings to be approved by the Town of Easton.
- 6) The applicant is strongly encouraged to permit vehicular and pedestrian access to the Waterside Village site from neighboring properties fronting along MD. 33. Such access will provide better connectivity between commercial properties.
- 7) A low brick wall shall be provided along the property line paralleling Maryland Route 33 along the frontage of Phase 2C. The purpose of the wall is to visually buffer parked vehicles.

Sincerely,
Easton Planning and Zoning Commission


John Atwood, Chairman

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Dear Mayor Willey and Town Council Members:

On Thursday May 16, 2013 the Easton Planning & Zoning Commission completed our review of the PUD application proposing to develop **Phase 2D of the Waterside Village Shopping Center**. The proposed site plan is as shown on plan sheet titled "Phase 2D Overall Site Plan for *Waterside Village PUD Amendment*" prepared by Lane Engineering, LLC. dated 2/28/13. The associated architectural representations for the project are shown in the document titled "*Waterside Village at Easton: Architectural Theme Book – Phase II Development*". **After review the Commission voted 4-0 to approve the sketch site plan and to forward a favorable recommendation to the Town Council regarding the proposed PUD project's consistency with the Town's Comprehensive Plan.** The Commission also voted to recommend to the Town Council the following conditions of approval:

- 1) Architecture for all buildings shall adhere to the Architectural Theme Book and shall be subject to the review and approval of the Planning Commission through the *Site Plan Review Process*.
- 2) Through the site plan review process for each of the buildings proposed in Phase II, the Planning Commission may require enhanced landscape buffers (enhanced relative to that which is ordinarily required) between any public street and a parking lot(s). Enhanced landscaping may be accomplished using a combination of additional plant material, larger plant stock and/or grading. Such enhanced buffers shall not attempt to hide building entrances nor storefronts, rather the purpose is to buffer parked vehicles and where appropriate to break up the massing of larger buildings.
- 3) Façade plantings shall be provided along the fronts of all buildings consistent with the landscaping standards set forth in *Article X* of the *Zoning Ordinance*.
- 4) The developer shall be required, when authorized by the Maryland State Highway Administration, to construct a traffic signal at the intersection of: Marlboro Avenue, MD. 33,

and Easton Village Drive. Such improvements shall include appropriate pedestrian signals and crosswalks.

- 5) Prior to the issuance of a Use and Occupancy Certificate for the first building that is constructed in Phase 2 (A, B, C or D) the developer shall remove existing painted pavement markings along portions of Marlboro Avenue, Brooks Drive and Commerce Drive that were constructed as part of the Waterside Village Shopping Center, and replace them with thermoplastic pavement markings to be approved by the Town of Easton.
- 6) The applicant is strongly encouraged to permit vehicular and pedestrian access to the Waterside Village site from neighboring properties fronting along MD. 33. Such access will provide better connectivity between commercial properties.
- 7) Buildings T, S and U shall be required to have front facades along Marlboro Avenue. Such facades can be in addition to the front facades proposed to be oriented towards the interior of the site. The required front facades shall consist of storefront systems inclusive of entry doors oriented towards Marlboro Avenue. The storefronts facing Marlboro Avenue shall have a minimum proportion of 50% glazing. All glazing shall consist of transparent glass. The entry doors oriented towards Marlboro Avenue are not required to be maintained as functional.
- 8) Buildings T, S and U shall all have sloped roofs for the purposes of supplying the necessary bulk to effectively screen parking and reduce the visual impacts of the massing of the larger buildings behind them.
- 9) Smaller buildings serving to reduce the visual impacts of parking areas shall be built prior to or along with the buildings to be located behind them, (i.e. Buildings T & S before Building R)

Sincerely,
Easton Planning and Zoning Commission


John Atwood, Chairman

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